Constitution (Seventy fifth) Amendment Act, 1994 which was assented to by the President on 5-2-94, the necessary legislative competence for enactment of Delhi Rent Bill has been conferred on Parliament. Accordingly, the Delhi Rent Bill, 1994 is being drafted for introduction in Parliament shortly. The proposed Bill aims to strike an appropriate balance between the interests of tenants and landlords.

(d) and (e) From time to time, representations have been received in this Ministry from certain citizen's groups regarding the provisions of the proposed Bill and also requesting to expedite its enactment. Their suggestions have been given due consideration while finalising the Bill and every effort is being made to expedite its enactment.

Fixation of land rates in Delhi

6178. SHRI VIREN J. SHAH:
SHRI PRAMOD MAHAJAN:

Will the Minister of URBAN DEVELOPMENT be pleased to refer to the answer to Starred Question 292 given in the Rajya Sabha on 18th March, 1994 and state:

(a) what land rates are fixed by Government for each area in Delhi as on 31st March, 1994, 31st March, 1990 and 31st March, 1980;

(b) what are the reasons for increase in land rates in respect of properties which are occupied by original owners/allottees; and

(c) what steps Government have taken to make the revised rates effective only when the properties are sold or resold?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) Lands rates are given in Annexure. [*See* Appendix 170. Annexure No. 122]

(b) and (c) Increase in land rates has no effect on the existing properties except that in the event of sale/transfer thereof, these rates are taken into consideration for recovery of unearned increase and revision of ground rent. These rates are also used for working out conversion charges and revised ground rent for multi-storeyed development as well as fixation of reserve price of properties in case of auction.

Capturing of Government land

6179. SHRI SATYA PRAKASH MALAVIYA:
SHRI ANANT RAM JAISWAL:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that incidents of capturing Government land lying vacant for Government work/purposes by some organisation are increasing these days and DDA and Delhi Police are at a loss to check it;

(b) if so, what are the reasons therefor and the details of the land occupied by them and whether any action will be taken against them and whether the occupied land will be released;

(c) if so, the details of the action taken/proposed to be taken and by when the entire land in Delhi and its adjoining areas will be get vacated from their unauthorised possession; and

(d) if not, the reasons therefor?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) to (d) Delhi Development Authority has reported that about 1329 acres of Nazul-II land are under encroachment. Details of the encroachments are as under:—

Jhuggis	459.00 acres
Under litigation	278.70 acres
Religious nature	84.51 acres
Other	506.79 acres

Encroachment is a continuing problem and its removal is also a continuous process. During the last four years, the following land was reclaimed by D.D.A.

Year	Land reclaimed
1990-91	286 acres
1991-92	261 acres
1992-93	284 acres
1993-94	859 acres

Apart from removal of encroachments, DDA is concentrating on:—

(i) Fencing of vulnerable land,

(ii) Fighting court cases to get stay orders vacated,

(iii) Intensification of watch and ward.

DDA has also initiated departmental action against 18 officials who have been found to be responsible for not protecting its land.

Agreement with US agency for International Development

6180. SHRI AHMED MOHMEDBHAI PATEL: Will the Minister of URBAN DEVELOPMENT be pleased to state;

(a) whether the US Agency for International Development had signed an agreement with two Indian Urban Development Finance Agencies to assist in strengthening India's Debit Market;

(b) if so, whether this Agreement would help in providing basic amenities like safe drinking water, sanitation, sewage and solid waste management to the growing urban population;

(c) if so, whether a 5-year Indo-US viz., Financial Institutions Reforms and Expansion project will make available Rs. 390 crores for some of the Schemes such as housing, training and technical assistance to Indian institutions;

(d) if so, whether the programme will aslo initially focus on selected municipalities which are willing to implement basic policy reforms; and

(e) whether any concrete proposals in this regard has been worked out, if so, the details thereof ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI P. K. THUNGON): (a) and (b) Yes, Sir. During the 5 year period of implementation, the Financial Institutions Reforms and Expansion (FIRE) Project is intended to assist the Govt. of India in the development of India's Debt and Equity Markets and also to facilitate the financing of commercially viable urban infrastructure projects for the benefit of below medium income house-holds.

(c) Financial Institutions Reforms and Expansion Project envisage (i) a direct assistance in the form of USAID contribution of $ 20 million to be used to finance the foreign exchange and Local currency cost relating to technical assistance, training, evaluation, audit etc. and (ii) a Housing Guarantee Fund of $ 125 million to be provided to Indian Financial Institutions for financing Urban Infrastructure projects to promote increased private sector funding of commercially viable infrastructure projects.

(d) and (e) Concrete proposals and detailed modalities of implementation have not yet been finalised by the agencies concerned.

Setting up of Institute in Jinnah House in Bombay

6181. SHRI K. R. MALKANI: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that Jinnah House, Bombay, has become a bone of contention for years; and

(b) whether Government will consider the setting up as Institute for Pakistani